

ORDINANCE NO. 2010-38

AN ORDINANCE REPEALING ORDINANCE 2006-24; ADOPTING ECONOMIC DEVELOPMENT INCENTIVE POLICIES; PERMITTING TAX ABATEMENT AGREEMENTS FOR THE CITY OF TAYLOR; PROVIDING A SAVINGS CLAUSE; AND PROVIDING A REPEAL CLAUSE.

WHEREAS, the City of Taylor, Texas, ("City") can provide tax abatement if an Ordinance allowing tax abatement is adopted by the Taylor City Council; and

WHEREAS, the City Council previously adopted a Tax Abatement Ordinance Number 2006-24, which term expired; and

WHEREAS, the City desires to adopt another Ordinance adopting economic development incentive policies which include tax abatements within the City;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAYLOR, TEXAS:

Section 1.

All of the facts recited in the preamble to this Ordinance are hereby found by the City Council to be true and correct and are incorporated by reference herein and expressly made a part hereof, as if copied herein verbatim.

Section 2.

That attachment A, Economic Development Incentives, is hereby adopted as an integral part of this Ordinance.

Section 3.

All ordinances or parts of ordinances inconsistent or in conflict herewith are, to the extent of such inconsistency or conflict, hereby repealed.

Section 4.

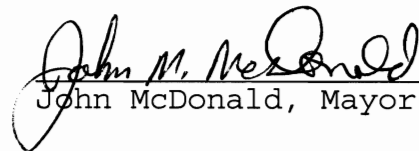
In the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or

unconstitutional; and the City Council of the City of Taylor, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

Section 5.

In accordance with Article VIII, Section 1 of the City Charter, this Ordinance was introduced before the City Council of the City of Taylor, Texas, on the 24th day of August, 2010.

PASSED, APPROVED and ADOPTED on this the 9th day of September, 2010.


John McDonald, Mayor Pro Tem

ATTEST:


Susan Brock, City Clerk

APPROVED AS TO FORM:


Ted W. Hejl, City Attorney

CERTIFICATE

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

I, Susan Brock, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2010-38, passed and approved by the City Council of the City of Taylor, Texas, on the 9th day of September, 2010, and such Ordinance was duly introduced, passed,

approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this the 9th day of September 2010.

Susan Brock
City Clerk

City of Taylor, Texas
ECONOMIC DEVELOPMENT INCENTIVES GUIDELINES

Section 1. - Purpose

The purpose of these guidelines is to provide Community representatives as well as persons seeking public assistance minimum criteria by which public assistance is provided.

Section 2. – Definitions

Abatement – a reduction of a qualified applicant’s ad valorem property taxes, excluding the value of land and any value existing prior to the date of an agreement approved between the city and the qualifying applicant, including, buildings, machinery, and any other real and personal property values, prior to the payment of the annual property tax liability.

Assistance, public – the provision of financial or other incentives by the City that is intended to assist a qualified applicant with the location, expansion, repair, or relocation to or within the city of Taylor.

Act of Nature - means an act occasioned exclusively by violence of nature and in no sense attributable to human action.

Agreement - means a contractual agreement between a property owner or tenant and a property taxing authority for the purpose of providing economic development incentives.

Base Year Value - means the taxable property value of the applicant's real and personal property, as determined by the Williamson County Appraisal District, located in a designated reinvestment zone, if needed, on January 1 of the year identified in the economic development incentives agreement.

Capital Investment - means an activity that adds value to the community’s tax base by either real or business personal property improvements

City - shall mean the city of Taylor, Texas

Community – includes all the local taxing jurisdictions such as the city of Taylor, Taylor Independent School District, Taylor Economic Development Corporation, and Williamson County.

Downtown Redevelopment Area - means an area primarily located in the downtown area which is also Reinvestment Zone #4, created by ordinance 99-22.

Enterprise Zone - see Reinvestment Zone

Expansion - means the addition of buildings, structures, fixed machinery, or equipment for the purpose of increasing production capacity or revenues.

Facility - means property improvements completed or in the process of construction which together comprise an integral whole.

Facility, New - means a property previously undeveloped which is placed into service by means other than expansion or modernization.

Fiscal Impact Analysis - means a quantification of the financial impacts and benefits (revenues and expenditures) to the city of Taylor, Taylor Independent School District, Taylor Economic Development Corporation, and Williamson County in response to an application for economic development incentives.

Full-Time Equivalent - means an employee or employees whose annual hours either equal, in the case of a full-time permanent employee, or add up to, as in the case of several part time permanent employees, a full-time employee. (See also Jobs; Wages; Jobs, new)

Historically Significant Structure - means a contributing structure that is either located in a district located on the National Register of Historic Places or is a structure located on the National Register of Historic Places as designated by the National Parks Service or designated as such by the State of Texas.

Jobs - refers to the number of full-time equivalent (FTE) positions. (See also Full Time Equivalent; Wages; Jobs, new)

Jobs, New - means a new or retained job.

LEED Certified Building – certification as determined by the US Green Building Council.

Modernization - means the replacement and upgrading of existing facilities which increase the productive input or output, updates the technology, or substantially lowers the unit cost of operation, and extends the economic life of the facility. Modernization may result from the construction, alteration, or installation of buildings, structures, fixed machinery, or equipment. It shall not be for the purpose of renovation, reconditioning, refurbishing, repairing, or completion of deferred maintenance.

Neighborhood Empowerment Zone - see Reinvestment Zone

Qualified Applicant – an entity that commits to meet the minimum investment requirement as stipulated herein and desires assistance from the City to relocate, locate, or expand to or in the City.

Qualified Commercial Project – a commercial project meeting the minimum investment levels as defined by Appendix “A.”

Qualified Residential Project – a residential project meeting the minimum investment as defined by Appendix “A.”

Reimbursement - means the partial refund of ad valorem property taxes and other funds for eligible properties for economic development purposes.

Recapture of Property taxes - shall mean the repayment of abated real and business personal property taxes or other incentives provided in the event the applicant fails to perform in

accordance with these guidelines and the economic development incentives agreement during any time the economic development incentives agreement is in effect. Recapture may also include the filing of a lien on the property for which an economic development incentives agreement was created.

Redevelopment - means replacement or reconstruction of a portion or all of a facility that has been damaged by an Act of Nature

Redevelopment Project – a commercial project damaged by an act of Nature.

Reinvestment Zone - is an area designated as such for the purpose of property tax reimbursement as authorized by Chapter 312, Property Redevelopment and Property tax Reimbursement Act, Title 3, Local Property taxation, Texas Property tax Code, as amended. It may also include a State designated enterprise (EZ) zone or locally designated neighborhood empowerment zone (NEZ).

Residency, Local - shall mean employees that reside in the 76574 zip code.

Target Industry - means an industry identified in the 2004 Taylor Economic Development Plan, as amended, and further identified in Exhibit “B”

Target Return on Investment Ratio – means a ratio of public dollars invested, or provided as incentives to a qualified project, to the eventual financial benefits the community will derive over a specific period of time from the qualified project.

Type I Project – non-residential project not located in an enterprise zone, neighborhood empowerment zone or downtown redevelopment area.

Type II Project – non-residential project located in an enterprise zone or neighborhood empowerment zone.

Type III Project – non-residential project located in the downtown redevelopment area.

Type IV Project – residential or non-residential historic preservation project.

Type V Project – new residential project.

Type VI Project – non-residential redevelopment project damaged by an act of Nature.

Value - shall mean the value as determined by an appraisal prepared by Williamson County Appraisal District, unless otherwise specified. If a facility is damaged by an Act of Nature and an appraisal of the damaged facility is not available from Williamson County Appraisal District "decrease in value" may be determined by an independent appraiser agreed upon by the City and either the owner of the facility or applicant for the property tax reimbursement. The term "value added" means increase in appraised value.

Vendor, Local - shall mean a vendor with a Taylor address and from which sales and use taxes are credited to the city of Taylor.

Wages, gross – a full time permanent employee’s annual income before federal and other withholdings

Wages Paid - shall mean the average weekly wages paid for all of the full time equivalent jobs in this industry or industries the applicant is part of as reported by the most recent US Bureau of Labor Statistics’ ES 202 report, or similar reporting mechanism, for Williamson County.

Section 3. – Property Tax Reimbursement Policy

The City’s policy is to grant reimbursements as authorized by Chapter 380 of the Local Government Code. However, the City Council may, on a case-by-case basis, consider a tax abatement in accordance with the requirements of Chapter 312 of the Texas Tax Code.

Section 4 – Applicability

These policies apply to new, relocating, renovated, modernized, redeveloped, and expanding businesses. These policies also apply to historic structures and new residential development. Property tax reimbursements and other economic development incentives may be granted by the City under the following terms and conditions of this ordinance.

Section 5. General Policies

A. Every application for economic development incentives must be in conformance with the mission, goals, and objectives reflected in the City’s Comprehensive Plan, as amended.

B. Maximum Property Tax Reimbursement Percentage and Period - property tax reimbursements shall not exceed ninety percent (90%) of the taxable property value and shall not have a term greater than ten (10) years, save and except historical preservation property tax reimbursements that shall meet the criteria required herein below.

C. Maximum Length of Time for Economic Development Incentives Agreement – may extend beyond ten (10) years, but in no case beyond twenty (20) years, if mutually beneficial to the Qualified Applicant and the Community.

D. Capital Investment - property tax reimbursements granted by the City, may be granted as provided in Appendix “A” , attached hereto and incorporated by reference herein. A property tax reimbursement shall require a minimum capital investment as shown in Appendix “A” and may also include the creation of jobs, or an increase in the amount of wages paid per employee, or an increase in the number of employees residing within the City of Taylor, Texas, a LEED certified building, or a designated target industries as shown in Appendix “B”, attached here to and incorporated by reference herein. No property tax reimbursement or any other economic development incentives shall be granted for any criteria listed in Appendix “A” without a minimum capital investment unless City of Taylor, Texas

specifically exempted by this ordinance and the resulting taxable property values appearing on each applicable year's certified property tax rolls. Failure to maintain the minimum required property values may result in all of the economic development incentives being rescinded.

E. New and Retained Jobs - the City recognizes that new and retained jobs are as important to the local economy as new capital investment. The City also recognizes that not all applicants will provide the minimum number of jobs due to the dynamics of certain industries. An applicant may qualify for a property tax reimbursement with only the minimum required capital investment without providing the minimum number of jobs as specified in Appendix "A". If less than the minimum number of employees are proposed, yet the minimum required investment is met, the City Council may, on a case by case basis, enter into a property tax reimbursement agreement which may reflect an appropriate property tax reimbursement percentage and time period based on the capital investment alone.

F. Wages and Residency - to qualify for a higher property tax reimbursement percentage or time period as illustrated by Appendix "A", the applicant may choose between the wage-related or residency-related criteria. No portion of the wage-related property tax reimbursement benefit shall be applied to the applicant's property tax reimbursement percentage for the upcoming year if the applicant, for whatever reason, fails to compensate its employees in accordance with the requirements of the economic development incentives agreement. The required wage data for the preceding calendar year shall be submitted to the City. No portion of the residency-related property tax reimbursement benefit shall be applied to the applicant's property tax reimbursement percentage for the upcoming year if the applicant, for whatever reason, fails to demonstrate that its employees reside in Taylor in accordance with the requirements of the economic development incentives agreement. The required residency data for the preceding calendar year shall be submitted to the City.

G. Historic Preservation Property Tax Reimbursements - are intended to provide incentives to allow for the renovation and restoration of commercial or residential historical structures. A Historical Preservation Property Tax Reimbursement shall not exceed sixty percent (60%) and extend longer than eight (8) years. A Historic Preservation Property Tax Reimbursement shall not be granted for the purposes of providing routine maintenance and upkeep.

H. Renovation Criteria for a Historic Property - an owner of a structure requesting a Historical Preservation Property Tax Reimbursement must meet the criteria of a historic structure as established by the State of Texas or the US Department of the Interior National Parks Service and meet the preservation requirements determined on a case by case basis by the City. The City shall be entitled to verify the quality and scope of the restoration before granting any Historic Preservation Property Tax Reimbursement.

I. Registered Historic Property and Application - an owner of property designated as a historically significant structure that desires such property to be partially property tax exempt pursuant to this subsection, shall file with the City an application. The application shall include, among other items, current evidence of the structure's inclusion within a district located on the

National Register of Historic Places or as a structure on the National Register of Historic Places, information relating to the financing obtained to restore the structure, and any other necessary documents as required by the City. Following verified conformance with this subsection, the application shall be forwarded to the City Manager's office for submittal to the City Council for approval to begin negotiations of the Historic preservation Property tax Reimbursement Agreement. An application for Historic Preservation Property tax Reimbursement Agreement must be submitted prior to an application for a building permit.

J. Commercial or Mixed Use Historic Structure - If a historically significant commercial structure is intended to be used for a new or relocated business venture, the owner of the property may apply for a property tax reimbursement, in addition to the property reimbursement for historically significant structures, that is consistent with the district in which the structure is located, provided however, the maximum property tax reimbursement percentage does not exceed 90 percent.

K. Residential Development Incentives - Each home must be valued at a minimum of \$250,000 as shown on the certified property tax rolls during each year of the agreement (primary building only and excludes the land). Incentive must be applied for prior to submitting any applications (plats, subdivisions, building, etc.). Rebate can be provided either to the developer, the builder, or the homeowner (if the homeowner acts as the builder) following the payment of the property taxes. Homes must be completed within the time frame listed on Appendix "A". The rebate can be prorated. For example: if the agreement is for 12 homes, which can get the qualified applicant 40% for 5 years, and only nine homes are built in the allotted time, only the corresponding rebate percentage may be rebated to the applicant. In this case that would be 25 percent for five years.

L. Building Permit - an application for economic development incentives must be submitted prior to the submittal of an application for a building permit. All individuals/corporations seeking economic development incentives shall submit an application for economic development incentives to the City of Taylor's City Manager's office.

M. Application for Economic Development Incentives - the application for economic development incentives may include but is not limited to the company's history and profile (including a listing of the parent companies, company principals, etc.), furnish sufficient information that demonstrates the economic viability of the applicant and the applicant's project, 3-digit NAICS industry number, number of jobs to be created or retained, proposed capital investment, proposed wages, schedule of improvements, site plan, and an indication of when the improvements will be completed.

N. Bankruptcy - if the company filed for bankruptcy within the previous three years, the City may reject the application for economic development incentives. If, at any time, during the period the agreement is in effect, the company should file for bankruptcy, close, or relocate out of the incorporated limits of the city of Taylor, the agreement shall become null and void and the applicant may become subject to recapture as provided for in the agreement.

O. Liens – should liens be filed on the property during the term of the economic development agreement, the agreement may be terminated. No liens can exist on the property owned or controlled by the qualified applicant prior to or during the term of the economic development agreement

P. Application Fee - An application fee may from time to time be established by the City Council in order to recover reasonable costs associated with the processing and evaluation of an application for economic development incentives.

Q. Inspections - the City Manager or the City Manager's designee shall be entitled to request evidence, at any time, that the Applicant has complied with the application for economic development incentives and other information necessary to determine the validity of a property tax reimbursement granted by the City and that the property tax reimbursement should continue.

R. Economic Development Incentives Agreement - the City and a Qualified Applicant must execute an economic development incentives agreement approved by the Taylor City Council. To qualify for incentives, the Qualified Applicant must make the required capital investment that will result in the minimum taxable property values appearing on each of the required applicable certified property tax rolls in future years.

S. Default - in the event of a default under an economic development incentives agreement, the City shall be entitled to exercise all rights and privileges provided under law and equity to terminate the agreement and to recoup any financial incentives provided by the City.

T. City Not Obligated to Provide Economic Development Incentives - this Ordinance is not a contract or obligation on the City to grant a property tax reimbursement, or any other economic development incentives, but allows the City to grant economic development incentives based on criteria established in this Ordinance, the application requirements, and policies and procedures promulgated by the City, and an economic development incentives agreement approved by the City Council on a case by case basis.

U. Existing Values Not Eligible - an agreement for the reimbursement of tangible personal and real property located on property shall not include tangible real and personal property that was located on the real property prior to the time of the agreement and all agreements shall exclude land, inventory and supplies.

V. Redevelopment Due to an Act of Nature - when the damage from the Act of Nature has resulted in at least a 60% reduction in value of the facility as compared to the value immediately prior to the Act of Nature as determined by Williamson County Appraisal District. The facility owner shall have the burden to prove the required decrease in value to the satisfaction of the City Manager or his designee prior to consideration by the City Council of a property tax reimbursement application for a Redevelopment project.

W. Proprietary Information – information contained in the application for economic development incentives shall be withheld from public record when the application is submitted to the City Council in accordance with limits provided by State law.

Section 6 – Additional Economic Development Incentives

The City Council, on a case-by-case basis, in response to an application for economic development incentives from a Qualified Applicant, may include but is not limited to the following additional incentives: waive or refund all or a portion of zoning fees, platting fees, site and building plan review fees, signage permit fees, tap fees, city sales and use tax, excluding the portion of the sales and use tax attributable to property tax relief, local utility franchise taxes, and provide additional grants of city funds and resources should the proposed project provide an exceptional positive financial impact to the Community.

Section 7 – Fiscal Impact.

The City may prepare a fiscal impact analysis in response to an application for economic development assistance. This analysis shall identify, over a period of no less than ten (10) years and up to twenty (20) years, the amount of gross and net benefit the community will derive from assisting the Qualified Applicant. The target return on investment ratio desired from the project is a minimum of 1:0.75 or an average of \$1,000,000 additional gross revenue per year to the community.

Section 8 - Intergovernmental Coordination

The granting of the property tax reimbursement and other development incentives shall be coordinated between the property taxing units, the Taylor Economic Development Corporation, and other organizations that may be designated by the City. If the individual property taxing entities offer property tax reimbursement to an owner, then in accordance with state law, a contract will be executed between the various individual property taxing units governing the reinvestment zone and the owner, the contract shall specify terms and conditions of the property tax reimbursement.

Section 9 – Amendments, Repeal, Renewal

In accordance with state law, these guidelines relating to tax abatements are effective for two (2) years from the date adopted by the Taylor City Council, but may be amended or repealed by a vote of 3/4 of the City Council.

City of Taylor, Texas
Economic Development Incentives Guidelines
Appendix "A"

Project Type	Equal To Or Greater Than	But Less Than	Up To	Up To:
Type I				
Capital Investment	\$1,000,000	\$2,000,000	20%	5 years
	\$2,000,000	\$5,000,000	40%	5 years
	\$5,000,000	\$20,000,000	60%	5 years
Major Investment	\$20,000,000		90%	10 years
Plus Option One or				
New Full-Time Permanent Jobs	15	25	10%	5 years
	25	40	20%	5 years
	40		30%	5 years
Plus Option Two or				
Retaining Existing Full Time Premanent Jobs	10	20	10%	5 years
	20	30	20%	5 years
	30		30%	5 years
Plus Option Three or				
Target Industry			30%	5 years
Plus Option Four or				
Wages Paid	Between 100% and 110% of the average weekly wages paid for this industry		10%	5 years
	Between 110 and 120% of the average weekly wages paid for this industry		20%	5 years
	Greater than 120% of the average weekly wages paid for this industry		30%	5 years
	Fifty percent or more of the full time permanent jobs pay \$50,000 or more (gross wages) per year.		30%	5 years

City of Taylor, Texas
Economic Development Incentives Guidelines
Appendix "A"

Project Type	Equal To Or Greater Than	But Less Than	Up To	Up To:
Plus Option Five or				
Residency Requirement	Between 25 and 50% of the newly created full-time employees locate to Taylor within 12 months of the issuance of the certificate of occupancy		15%	5 years
	Greater than 50% of the newly created full-time employees locate to Taylor within 12 months of the issuance of the certificate of occupancy		30%	5 years
Plus Option Six				
LEED Certification	Certified		20%	5 years
	Silver		30%	5 years
	Gold		40%	5 years
	Platinum		50%	5 years
Type I Maximum Possible Tax Rebate			90%	10 years

City of Taylor, Texas
Economic Development Incentives Guidelines
Appendix "A"

Project Type	Equal To Or Greater Than	But Less Than	Up To	Up To:
Type II Project (EZ/NEZ)				
Capital Investment	\$500,000	\$1,000,000	20%	5 years
	\$1,000,000	\$3,000,000	40%	5 years
	\$3,000,000	\$5,000,000	60%	5 years
Major Investment	\$5,000,000		90%	10 years
Plus Option One or				
New Full-Time Permanent Jobs	10	20	10%	5 years
	20	30	20%	5 years
	30		30%	5 years
Plus Option Two or				
Retaining Existing Full Time Premanent Jobs	5	10	10%	5 years
	11	20	20%	5 years
	21		30%	5 years
Plus Option Three or				
Target Industry			30%	5 years
Plus Option Four or				
Wages Paid	Between 100% and 110% of the average weekly wages paid for this industry		10%	5 years
	Between 110 and 120% of the average weekly wages paid for this industry		20%	5 years
	Greater than 120% of the average weekly wages paid for this industry		30%	5 years
	Fifty percent or more of the full time permanent jobs pay \$50,000 or more (gross wages) per year.		30%	5 years

City of Taylor, Texas
Economic Development Incentives Guidelines
Appendix "A"

Project Type	Equal To Or Greater Than	But Less Than	Up To	Up To:
Plus Option Five or				
Residency Requirement	Between 25 and 50% of the newly created full-time employees locate to Taylor within 12 months of the issuance of the certificate of occupancy		15%	5 years
	Greater than 50% of the newly created full-time employees locate to Taylor within 12 months of the issuance of the certificate of occupancy		30%	5 years
Option Six				
LEED Certification Level	Certified		20%	5 years
	Silver		30%	5 years
	Gold		40%	5 years
	Platinum		50%	5 years
Type II Project Maximum Possible EZ/NEZ Tax Rebate			90%	10 years

City of Taylor, Texas
Economic Development Incentives Guidelines
Appendix "A"

Project Type	Equal To Or Greater Than	But Less Than	Up To	Up To:
Type III Downtown Project				
Capital Investment	\$100,000	\$250,000	40%	5 years
	\$250,000	\$450,000	60%	5 years
	\$450,000	\$750,000	75%	5 years
Major Investment	\$750,000	-	90%	10 years
Plus Option One or				
New or Retained Jobs	5	-	30%	5 years
Plus Option Two or				
Target Industry			30%	5 years
Plus Option Three				
LEED Certification Level	Certified		20%	5 Years
	Silver		30%	5 Years
	Gold		40%	5 Years
	Platinum		50%	5 Years
Type III Downtown Project Maximum Possible Downtown Tax Rebate			90%	10 years

City of Taylor, Texas
Economic Development Incentives Guidelines
Appendix "A"

Project Type	Equal To Or Greater Than	But Less Than	Up To	Up To:
Type IV - Historic Preservation <u>Project</u>				
Capital Investment	\$0	\$0	20%	3 years
Option One				
LEED Certification Level	Certified		20%	5 Years
	Silver		30%	5 Years
	Gold		40%	5 Years
	Platinum		50%	5 Years
Type IV Historic Preservation Project Maximum Possible Downtown Tax Rebate			60%	8 years

City of Taylor, Texas
Economic Development Incentives Guidelines
Appendix "A"

Project Type	Equal To Or Greater Than	But Less Than	Up To	Up To:
Type V - Residential				
		Maximum Time Frame		
5 to 12 Homes	\$250,000 per home	12 months/7 Months	25%	5 Years
13 to 20 Homes	\$250,000 per home	24 months/12 months	40%	5 Years
21 plus	\$250,000 per home	36 months/18 months	60%	5 Years
Developer's time/Builder's time				
LEED certification Level	Certified or Silver		15%	5 Years
	Gold or Platinum		20%	5 Years
Type V Residential Project Maximum Possible Downtown Tax Rebate			80%	5 years

City of Taylor, Texas
Economic Development Incentives Guidelines
Appendix "A"

Project Type	Equal To Or Greater Than	But Less Than	Up To	Up To:
Type VI Project - Redevelopment Project				
Redevelopment or Repair costs	\$500,000	\$1,000,000	20%	5 years
	\$1,000,000	\$3,000,000	40%	5 years
	\$3,000,000	\$5,000,000	60%	5 years
	\$5,000,000		90%	5 years
Type VI Redevelopment Project Maximum Possible Tax Rebate			90%	5 years

	Offer Tax Abatements?	Offer Tax Rebates - Refunds?
Taylor	Yes	Yes
Round Rock	Yes	Yes
Georgetown	Yes	Yes
Cedar Park	Yes	Yes
Leander	-	Yes
Williamson County	Yes	-
Pflugerville	-	Yes

City of Taylor, Texas
Economic Development Incentives Guidelines
Target Industry List
Appendix "B"

Type I Projects and Type II Projects			
TARGET INDUSTRY		NAICS	NOTES
Manufacturing		22, 31 - 33	All types (<i>aerospace/aviation manufacturing and assembly</i>)
Value Added Agriculture			Agricultural biotechnology, other R+D, finance, trade, manufacturing, etc found in other NAICS sectors
Logistics and Distribution		493	Warehousing and storage
Hospitality and Tourism		7211	Traveler Accommodation
		7221	Full Service Restaurants
Healthcare		621	Ambulatory Healthcare Services
		622	Hospitals
		623	Nursing and Residential Care Facilities
Projects in the Downtown Redevelopment Area (Type III Projects)			
TARGET INDUSTRY		NAICS	NOTES
Design (arts and crafts, software, film production, professional services)		711	Performing arts, spectator sports, and related industries
		512110	Film studios producing films
		541511	Software analysis and design services, custom computer
		511210	Software Publishers
		541	Professional, scientific, and technical services
Retail		443	Electronics and Appliance Stores
		444	Building Materials and Garden Equipment and Supplies Dealers
		445	Food and Beverage Stores
		446	Health and Personal Care Stores
		448	Clothing and Clothing Accessory Stores
		451	Sporting Goods, Hobby, Book, and Music Stores
		452	General Merchandise Stores
		453	Miscellaneous Store Retailers
		454	Nonstore Retailers

	Offer Tax Abatements?	Offer Tax Rebates - Refunds?
Taylor	Yes	Yes
Round Rock	Yes	Yes
Georgetown	Yes	Yes
Cedar Park	Yes	Yes
Leander	-	Yes
Williamson County	Yes	-
Pflugerville	-	Yes